

MEETING  
GLEN ARBOR TOWNSHIP BOARD OF APPEALS  
Monday, July 15, 2019 at 3 pm  
GLEN ARBOR TOWNSHIP HALL

**PRESENT:** Bill Freeman, Pam Lysaght, Harvey Warburton, Denny Becker, Don Lewis, Alternate Andrew Dotterweich, Zoning Administrator Tim Cypher, Recording Secretary Dana Boomer

**ABSENT:** Pam Lysaght

**GUESTS:** 0

**CALL TO ORDER:** Bill Freeman called the meeting to order at 3:00 p.m. with the Pledge of Allegiance.

**APPROVAL OF AGENDA:** Becker moved, Dotterweich seconded to approve the agenda as presented. All in favor, motion carried.

**CONFLICT OF INTEREST:** None

**APPROVAL OF MINUTES:** The board discussed the draft minutes. A typo was fixed and a minor change made (indicated by struck through/italicized text). Becker moved, Lewis seconded to approve the minutes of June 27, 2019 as amended. All in favor, motion carried.

**PUBLIC COMMENT:** None

**OTHER BUSINESS:** An e-mail was received from Mr. Pierce regarding what he felt was a misrepresentation of his letter in the June 12, 2019 meeting minutes, received by Cypher on July 11, 2019. The e-mail will be on file. As the minutes of June 12 were already approved, Cypher contacted Dick Figura as the township attorney to see if the minutes could be amended. Figura said they could not be.

The board discussed the e-mail from Mr. Pierce. They acknowledged the receipt of the e-mail, and Mr. Pierce's objection. While the June 12 minutes cannot be amended, the board acknowledges that Mr. Pierce's letter was incorrectly summarized. Warburton moved to acknowledge receipt of Mr. Pierce's e-mail to Cypher, and to acknowledge that the original letter did not state that there was only one building location on the property. Dotterweich seconded. All in favor, motion carried.

The board discussed the Siegfried application, approved June 12. Cypher has spoken with DEQ staff on the topic of alternate building sites, and they have stated that, while there may have been other potential building sites, the impact on the natural resources would have been significantly higher and would likely have not received DEQ approval. The board, at this time, stands by their decision that granting the variance was the most prudent and feasible option. They did not feel there were other alternatives that were better for this property, based on the need to meet DEQ and Health Department standards.

The board discussed the options for appeal of a case. ZBA decisions can be appealed by anyone, including board members and staff, for any reason, including if information is found to be misrepresented or incorrect. The board discussed general zoning and planning, and the circumstances in which cases come before the ZBA.

Regarding the Western Avenue Grill property, the umbrellas have been moved fully onto the property, and the WAG owner is disconnecting the tables from the fence so that they are freestanding. The WAG is also going to be moving forward with finishing the fence with paneling; final approval to do so will be granted with the approval of the minutes today.

**PUBLIC COMMENT:** None.

**ZBA COMMENT:** There are no cases in the pipeline at the moment. Cypher and Lysaght will be taking the discussion on fences as structures to the PC; Cypher asked the ZBA members to send him any comments that they have on the subject. The ZBA discussed fences as structures and setbacks.

**ADJOURNMENT:** Becker moved to adjourn the meeting, Warburton seconded. All in favor, motion carried. With no further business, Bill Freeman declared the meeting was adjourned at 3:39 p.m.

Respectfully submitted,

Dana Boomer

Recording Secretary

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